

PB# 83-36

**Stewart Liner
(Neumetzger)**

L. Neumeyer Warehouse J-83-36

approved 9/28/83
 subject to
 map signed 1/11/84
 given to Town Clerk 1/12/84
 plans updated 4/23/86 sh.

TOWN OF NEW WINDSOR		General Receipt		5396
555 Union Avenue New Windsor, N. Y. 12550		Sept 27		1983
Received of	L. Neumetzger		\$ 25 ⁰⁰ / ₁₀₀	
		Twenty Five and 00/100		DOLLARS
For	Application Fee 83-35			
DISTRIBUTION				
FUND	CODE	AMOUNT		
Cash		25.00		
		By		Pauline H. Tamm EC
				T. A. 1

TOWN OF NEW WINDSOR		General Receipt		5540
555 Union Avenue New Windsor, N. Y. 12550		Dec 16		1983
Received of	Lan Neumetzger		\$ 75 ⁰⁰ / ₁₀₀	
		Seventy Five and 00/100		DOLLARS
For	Site Plan Balance 83-35			
DISTRIBUTION				
FUND	CODE	AMOUNT		
Check		75.00		
		By		Pauline H. Tamm EC
				T. A. 1

ms. 1
given
plans upda

General Receipt 5396

TOWN OF NEW WINDSOR
595 Union Avenue
New Windsor, N. Y. 12550

Received of L. Neumetzger \$ 25.00

For Application Fee 83-35 DOLLARS

DISTRIBUTION.

FUND	CODE	AMOUNT
Cash		25.00

By Pauline H. Tamm ^{EC}
T. A. 1

General Receipt 5540

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of L. Neumetzger \$ 75.00

For Site Plan Balance 83-36 DOLLARS

DISTRIBUTION.

FUND	CODE	AMOUNT
Check		75.00

By Pauline H. Tamm ^{EC}
T. A. 1

STEWART LINER TRANS. CORP.

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

2105

DELUXE FORM TWTO-2 V-2

DATE	DESCRIPTION	AMOUNT
12/15/83	Site Plan Fees	\$75.00

Memo FROM:

555 UNION AVENUE

TOWN OF NEW WINDSOR

NEW WINDSOR, NEW YORK 12550

TO:

PLANNING BOARD

DATE:

September 28, 1983

SUBJECT: Stewart Liner Site Plan

—FOLD HERE—

I reviewed Stewart Liner Site Plan and found the site satisfactory
for development of the proposed structure shown on plan.

Very truly yours,



PAUL V. CUOMO, P.E.
Planning Board Engineer

PVC/sk

by _____



P.O. BOX 2718, NEWBURGH, NEW YORK 12550



TRANSPORTATION, CORP.
north American van lines / agent

83-36



Planning Board
received
11/3/86 ch.

October 28, 1986

Mr. Henry Reynolds, Chairman
Town of New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, N.Y. 12550

Dear Mr. Reynolds,

I don't have to tell you the problems I have had with
N.Y.D.O.T. to finally get my building started.

We are finally into the ground and have finished the
footings and foundation.

I have gone through quite an expense for new site
plans and architectural plans and I am trying to
get the State of reimburse me.

I would appreciate you getting me the following to
help me file my claim.

A stamped copy of the site plan as approved in late
1983 or January 1984.

A stamped copy of the site plan which was again
approved on April 23, 1986.

I will be glad to pick them up at Town Hall if
someone will let me know when they are available.

Very truly yours


Lou Neumetzger

cc Mr. David L. Rider

mailed out.

Date Received Sept 27, 1983
Meeting Date Sept 28, 1983
Public Hearing _____
Action Date _____
Fees Paid \$25.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project L. NEUMETZGER - LOAREHOUSE FOR STEWART LINER TRNS.
2. Name of applicant L. NEUMETZGER Phone 564 0240 OR 561-0550
Address PO Bx 2718 NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record L. NEUMETZGER (Rosendo Talbot) Phone 564-0240 - 561-0550
Address PO Bx 2718 NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan L. GREVAS Phone 562-8640
Address 45 QUASSAINT AVE NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney ELLIOTT LOEWEN Phone 562 87200
Address PO Bx 991 NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the N. side of LINER ROAD
(Street)
DIRECTLY WEST OF PRESENTLY OWNED PROPERTY
(direction)
of 4 LEASED TO STEWART LINER
(Street)
7. Acreage of parcel 1.9
8. Zoning district OL1
9. Tax map designation: Section 4 Block 1 Lot(s) 5.2
10. This application is for the use and construction of LOAREHOUSE FOR STEWART LINER
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? _____ If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section 4 Block 1 Lot(s) 5.1

FOR OFFICE USE ONLY:

Schedule

Column

Duration

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

27 Sept 27, 1983
SHIRLEY B. HASSOLD
Notary Public, State of New York
No. 4764798

Qualified in Orange County
Commission Expires March 30, 1984

Notary Public

Shirley B. Hassold
Applicant's Signature

Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides
_____ in the
(Owner's Address)
county of _____ and State of _____
and that he is (the owner in fee) of (_____) of the _____
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the fore-
going application for special use approval as described herein.

Sworn before me this,

_____ day of _____, 1983

(Owner's Signature)

Notary Public

INTER-OFFICE CORRESPONDENCE

*Received
10/31/83*

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING OFFICER

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS SCHEDULED BEFORE THE ZBA

DATE: October 28, 1983

Kindly be advised that the following public hearing(s) are/is scheduled to be heard before the Zoning Board of Appeals:

Date: November 14, 1983

NEUMETZGER/ROSCINO Application for area
variances

I have attached hereto copies of the application(s) and pertinent public hearing notice(s) pertaining to same.

Pat

/pd
Enclosures

TPB

83-36

Date: 10/18/83

(a) Talbot, Weyants Lane, Newburgh, N. Y.
(Name, address and phone of Applicant) (Owner)

(b) Lothar Neumetzger, % Stewart Liner, Liner Rd., New Windsor, NY.
(Name, address and phone of purchaser or lessee)

(c) Rider, Drake, Sommers & Loeb P.C., Elliott Weiner, Esq.,
(Name, address and phone of attorney) P.O. Box 991, Newburgh, NY

(d) _____
(Name, address and phone of broker)

☐ Use Variance

☐ Sign Variance

☒ Area Variance

☐ Special Permit

(a)	OLI	Liner Road, New Windsor, NY	4-1-5.2	1.9 acres
	(Zone)	(Address)	(S B L)	(Lot size)

(b) What other zones lie within 500 ft.? PI (Planned Industrial)

(c) Is a pending sale or lease subject to ZBA approval of this application? yes .

(d) When was property purchased by present owner? 8/72

(e) Has property been subdivided previously? no When? -

(f) Has property been subject of variance or special permit previously? no When? -

(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? yes - 9/16/83

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: None proposed.

(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:

(Describe proposal)

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Cols. 6, 7 & 10.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>80,000sf</u>	<u>84,500+sf</u>	<u>0</u>
Min. Lot Width <u>200ft</u>	<u>240ft</u>	<u>0</u>
Reqd. Front Yd. <u>100ft</u>	<u>40ft</u>	<u>60ft</u>
Reqd. Side Yd. <u>50 / 110ft</u>	<u>50 / 34ft</u>	<u>725ft</u>
Reqd. Rear Yd. <u>50ft</u>	<u>255+ft</u>	<u>0</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt. <u>*11.55ft</u>	<u>35ft</u>	<u>23.45ft</u>
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio** <u>0.2ft</u>	<u>0.195ft</u>	<u>0</u>

*4"/ft. to nearest sideline (0.33' x 35.0'=11.55')

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

The proposed construction of accessory warehouse and loading dock is essential to applicant in order to continue warehousing at this location. Setback and sideyard requirements in OLI zone limit available building location. Applicant is presently under contract to purchase additional property from adjacent owners.

VI. Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit: N/A

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

With respect to the requested area and height variances, Applicant proposes construction of a warehouse which is conducive to the neighboring properties in an OLI zone. Since the proposed structure is for commercial purposes, the variances, if granted, should impose no additional burden on municipal services.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$50.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date October 18, 1983

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

(Applicant)
Lothar Neumetzger

Sworn to before me this

____ day of October, 19 83

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW.
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

Date: November 15, 1983

RIDER, DRAKE, SOMMERS & LOEB P.C.
P. O. Box 991
Newburgh, N. Y. 12550

Attn: Elliott Weiner, Esq.

RE: APPLICATION BEFORE ZONING BOARD OF APPEALS
83-36 - NEUMETZGER/ROSCINO

Dear Mr. Weiner:

This is to confirm that your above application before the
New Windsor Zoning Board of Appeals was Granted
at a meeting held on the 14th day of November, 19 83.

A formal decision will be drafted and acted upon at a later
date. You will be receiving a copy of same by return mail.

Meanwhile, if you have any further questions, please do not
hesitate to call me.

Yours very truly,

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Patrick Kennedy, Bldg/Zoning Inspector
Town Planning Board

Moved, James C. Wright;
Seconded by Eugene H. Morrison

83-36

The Orange County Industrial Development Agency met in regular session on the 6th day of March, 1984, at 3:00 p.m. local time.

The meeting was called to order by the Chairman, and upon roll being called, the following were:

Present: Daniel J. Leo
Thomas R. Hadaway
Eugene H. Morrison
Daniel F. Coleman
Albert A. Favoino

Absent: James C. Wright
* * * * *
Donald A. Witfield

Also Present: Henry J. Holley, Administrative Director & Attorney
Stephen C. Patterson, Recording Secretary

On motion duly made and seconded, the following resolution was placed before the members of the Orange County Industrial Development Agency:

RESOLUTION DETERMINING THAT ACTION TO ACQUIRE, CONSTRUCT AND EQUIP A FACILITY FOR LOTHAR NEUMETZGER WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

WHEREAS, by resolution dated March 6, 1984 (hereinafter referred to as the "Resolution"), the Orange County Industrial Development Agency (hereinafter referred to as the "Agency") indicated its conditional approval of (i) the following described commercial facility (hereinafter referred to as the "Facility"): a parcel of land containing approximately 1.9 acres located on Liner Road in the Town of New Windsor, New York (the "Land"), a building containing approximately 16,500 square feet which is to be constructed on the Land and used as a warehouse (the "Project") and certain machinery and equipment (the "Equipment") which is to be used in and around the Project and (ii) the issuance of industrial development revenue bonds in one or more issues or series (hereinafter referred to as the "Bonds") to finance all or a portion of the cost of the Facility; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (said law and regulations hereinafter collectively referred to as the "SEQR Act"), the Agency desires to determine whether the acquisition, construction and equipment of the Facility by the Agency may have a significant effect on the environment and therefore require the preparation of an environmental impact statement; and

WHEREAS, to aid the Agency in determining whether the acquisition, construction and equipment of the Facility may have a significant effect upon the environment, Lothar Neumetzger (the "Company") has prepared and submitted to the Agency an application (hereinafter referred to as the "Application") and an environmental assessment form (hereinafter referred to as the "Assessment"), a copy of which Assessment is annexed hereto as Exhibit "A"; and

WHEREAS, the Agency has reviewed and considered the contents of the Application and the Assessment; and

WHEREAS, the Application and the Assessment have been reviewed in accordance with the SEQR Act, and such review has resulted as follows: No items of special significance were indicated by the Application or the Assessment; and

WHEREAS, the Agency further notes that the acquisition, construction and equipment of the Facility constitutes an "unlisted action" pursuant to the SEQR Act and therefore coordinated review and notification are strictly optional; and

WHEREAS, the Application and the Assessment indicate that no other agencies are involved with the funding or approval of the Facility, except the following: The Town of New Windsor

WHEREAS, the Agency desires to finalize, in the shortest possible time, the Agency's status as "Lead Agency" (as defined in the SEQR Act) and the Agency's determination of significance with respect to the Facility;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

1. Based upon a review of the Application and the Assessment, the acquisition, construction and equipment of the Facility constitutes an "unlisted action" (as said quoted term is defined in 6 NYCRR Part 617) and coordinated review and notification with respect to the Facility are strictly optional.

2. Based upon an examination of the Application and the Assessment and considering both the magnitude and importance of each environmental impact therein indicated, the Agency hereby determines that the Facility will result in no major impacts and, therefore, is one which may not cause significant damage to the environment. Therefore, the Agency hereby determines that the Facility will not have a significant effect on the environment, and the Agency has decided to prepare a negative declaration with respect to the Facility.

3. The Agency desires to finalize its lead agency status and the Agency's determination of nonsignificance in the shortest possible time, and therefore the Secretary of the Agency is hereby directed to file and circulate a negative declaration with respect to the Facility as follows:

(a) Copies of said negative declaration shall be mailed simultaneously:

(1) to the Commissioner of Environmental Conservation, 50 Wolf Road, Albany, New York;

(2) to the Regional Office, New York State Department of Environmental Conservation for Orange County;

(3) to the Supervisor of the Town of New Windsor, New York; and

(4) to the Company.

(b) Copies of said negative declaration shall be filed in the main office of the Agency, at County Government Center, Goshen, New York; and

(c) Said negative declaration to be substantially in the form of Exhibit "B" attached hereto and substantially to the following effect.

EXHIBIT "B"

NEGATIVE DECLARATION

NOTICE OF DETERMINATION
OF NO SIGNIFICANT EFFECT
ON THE ENVIRONMENT

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

In accordance with Article 8 (State Environmental Quality Review) of the Environmental Conservation Law (the "Act"), and the regulations under the Act (6 NYCRR Part 617), notice is hereby given that the Orange County Industrial Development Agency (the "Agency") has received an application and environmental assessment form from Lothar Neumetzger (the "Company") in connection with the proposed action described below; has determined that said proposed action is an "unlisted action" pursuant to 6 NYCRR Part 617, and therefore that coordinated review and notification are optional with respect to said action; that said action will result in no major impacts and therefore will not have a significant effect on the environment; and therefore that an Environmental Impact Statement is not required to be prepared with respect to said action. This notice is a negative declaration for purposes of the Act.

1. Lead Agency: The lead agency is the Orange County Industrial Development Agency. Since the Agency desires to finalize lead agency status, any other involved agency desiring to dispute the Agency's status as lead agency should submit written objection on or before April 1, 1984 to Henry J. Holley, Esq., Administrative Director and Attorney, Orange County Industrial Development Agency, 76 East Main Street, P.O. Box 3106, Port Jervis, New York 12771.

2. Person to Contact for Further Information: Henry J. Holley, Esq., Administrative Director and Attorney, Orange County Industrial Development Agency, 76 East Main Street, P.O. Box 3106, Port Jervis, New York 12771, Tel No. (914) 856-5288.

3. Facility Identification: Proposed Project, Project No.

4. Facility Description: a parcel of land containing approximately 1.9 acres located on Liner Road in the Town of New Windsor, New York (the "Land"), a building containing approximately 16,500 square feet which is to be constructed on the Land and used as a warehouse (the "Project") and certain machinery and equipment (the "Equipment") which is to be used in and around the Project.

The Agency proposes to undertake the Facility and to finance the Project by issuing its industrial development revenue bonds (the "Bonds") in aggregate principal amount not to exceed \$500,000. The Facility will be leased by the Agency (with an obligation to purchase), or will be sold by the Agency to the Company or its designee pursuant to a project agreement requiring that the Company or its designee make payments equal to debt service on the Bonds and make certain other payments.

5. Facility Location: The Facility will be located in the Town of New Windsor, New York on Liner Road.

6. Reasons for Determination of Non-Significance: No significant environmental effects were identified in the application and environmental assessment form submitted to the Agency and none are known to the Agency.

Dated: March 6, 1984

ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: /s/
Eugene Morrison, Secretary

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

<u>Daniel J. Leo</u>	voting	<u>Abstain</u>
<u>Thomas R. Hadaway</u>	voting	<u>Aye</u>
<u>Eugene Morrison</u>	voting	<u>Aye</u>
<u>Donald A. Witfield</u>	voting	<u>Absent</u>
<u>Daniel F. Coleman</u>	voting	<u>Aye</u>
<u>Albert A. Favoino</u>	voting	<u>Aye</u>
<u>James C. Wright</u>	voting	<u>Aye</u>

STATE OF NEW YORK)
COUNTY OF ORANGE)ss.:

I, the undersigned Secretary of the Orange County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Orange County Industrial Development Agency (the "Agency"), including the resolution contained therein, held the 6th day of March, 1984 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Negative Declaration annexed hereto as Exhibit "A" is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that due notice of said meeting was given to the public and the news media as required by Article 7 of the Public Officers Law and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 6th day of March, 1984.

(SEAL)

/s/ Eugene H. Morrison
Eugene Morrison, Secretary

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

County Government Center

Goshen, New York 10924

*Reviewed
cc: Sup
P/B
83-36
3/12/84
ph*

Daniel J. Leo, Chairman
Thomas R. Hadaway, Vice Chairman
Eugene Morrison, Secretary
Donald A. Witfield, Treasurer
Daniel F. Coleman
Albert A. Favoino
James C. Wright

Henry J. Holley
Administrative Director and Attorney

Tel: Goshen 294-5151
Newburgh 561-6340

Please address reply to:

Henry J. Holley, Esq.
76 East Main Street
P. O. Box 3106
Port Jervis, NY 12771

March 9, 1984

Town Clerk of New Windsor
555 Union Avenue
New Windsor, NY 12550

Re: OCIDA revenue bonds - Lothar Neumetzger

Dear Sirs:

Pursuant to Article 8 of the New York Environmental Conservation Law and the regulations thereunder, the Orange County Industrial Development Agency, Goshen, New York 10924 (The Agency) hereby informs you that after reviewing the application of Lothar Neumetzger (The Company) for financial assistance for the acquisition of approximately 1.9 acres of land to construct a building thereon of approximately 16,500 square feet to be used as a warehouse and for the acquisition and installation of certain machinery and equipment in connection therewith, to be located in the Town of New Windsor, County of Orange and State of New York (The Facility), and after conducting such other investigations as the Agency deemed appropriate, the Agency has determined by resolution that the Facility will not have a significant effect on the environment.

A copy of the resolution is enclosed for appropriate filing.

Very truly yours,

Daniel J. Leo (79)

Daniel J. Leo, Chairman
Orange County Industrial
Development Agency

DJL:jg
Enc

PLEASE TAKE NOTICE, pursuant to Article 8 of the New York Environmental Conservation Law and the regulations thereunder and the regulations of the Orange County Industrial Development Agency of Goshen, New York 10924, the Agency gives notice that after reviewing the application of LOTHAR NEUMETZGER for financial assistance for the acquisition of approximately 1.9 acres of land to construct a building thereon of approximately 16,500 square feet to be used as a warehouse and for the acquisition and installation of certain machinery and equipment in connection therewith, to be located in the Town of New Windsor, County of Orange and State of New York, and after conducting such other investigations as the Agency has deemed appropriate, the Agency has determined by resolution of March 6, 1984 that the facility will not have a significant effect on the environment.

Dated: March 9, 1984

EUGENE H. MORRISON, Secretary
Orange County Industrial
Development Agency

EXHIBIT "B"

NEGATIVE DECLARATION

NOTICE OF DETERMINATION

OF NO SIGNIFICANT EFFECT
ON THE ENVIRONMENT

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

In accordance with Article 8 (State Environmental Quality Review) of the Environmental Conservation Law (the "Act"), and the regulations under the Act (6 NYCRR Part 617), notice is hereby given that the Orange County Industrial Development Agency (the "Agency") has received an application and environmental assessment form from Lothar Neumetzger (the "Company") in connection with the proposed action described below; has determined that said proposed action is an "unlisted action" pursuant to 6 NYCRR Part 617, and therefore that coordinated review and notification are optional with respect to said action; that said action will result in no major impacts and therefore will not have a significant effect on the environment; and therefore that an Environmental Impact Statement is not required to be prepared with respect to said action. This notice is a negative declaration for purposes of the Act.

1. Lead Agency: The lead agency is the Orange County Industrial Development Agency. Since the Agency desires to finalize lead agency status, any other involved agency desiring to dispute the Agency's status as lead agency should submit written objection on or before April 17, 1984, to Henry J. Holley, Esq., Administrative Director and Attorney, Orange County Industrial Development Agency, 76 East Main Street, P.O. Box 3106, Port Jervis, New York 12771.

2. Person to Contact for Further Information: Henry J. Holley, Esq., Administrative Director and Attorney, Orange County Industrial Development Agency, 76 East Main Street, P.O. Box 3106, Port Jervis, New York 12771, Tel No. (914) 856-5288.

3. Facility Identification: Proposed Project, Project No. .

4. Facility Description: a parcel of land containing approximately 1.9 acres located on Liner Road in the Town of New Windsor, New York (the "Land"), a building containing approximately 16,500 square feet which is to be constructed on the Land and used as a warehouse (the "Project") and certain machinery and equipment (the "Equipment") which is to be used in and around the Project.

STONE WALL CORNER

S 81°-17'-00"E

IRON ROD FOUND

274+3

S 20°-37'-00"E

268+4

EDGE PARA

POLE W/LIGHT

NEUM
L. 200

STONE WALL
INTERSECTION

AREA = 1.94 ± AC. 271+5

POLE W/LIGHT

BOT

354.70'

WALL

35.0'
PROP.
EDGE PART

PROPOSED
WAREHOUSE
F.F. 262.5
15000 SQFT.

O.H. DOOR

POLE
403.71'

260

STONE

50.0'

60'

PROPOSED
1500 SQFT
LOADING DOCK

260
262+7

257+6
258
30.0'

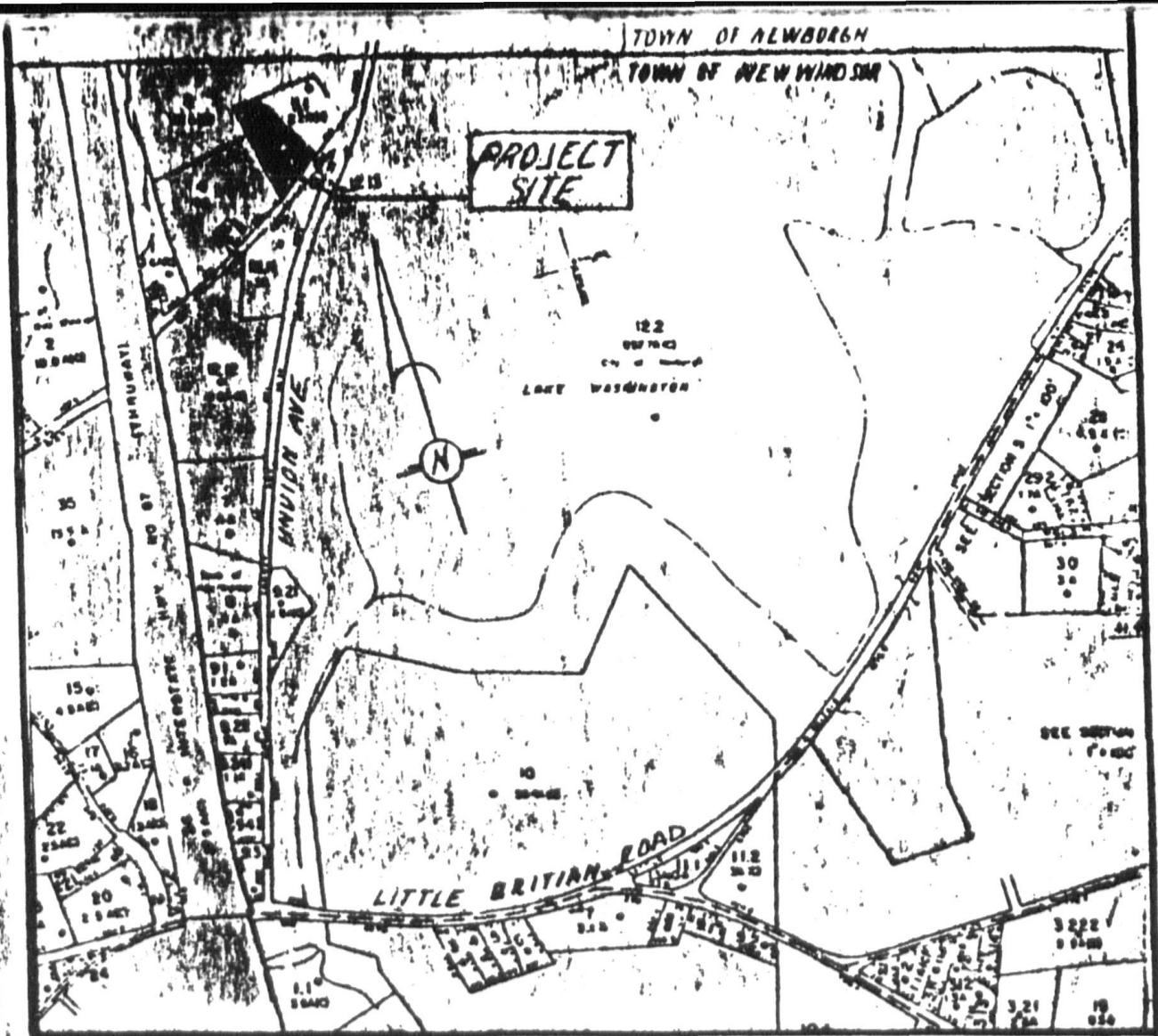
280.47'

250
W 0°-20'-00"E

S 66°-13'-19"W

LINER
(A.K.A. SQUARE HILL RD)

ROAD



NOTES

1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 4, Block 1, Lot 5.2.

2. Property Owner and Developer:

Lothar Neumetzger
c/o Stewart Liner
Liner Road
New Windsor, New York 12550

3. Property Zone: OLI

4. Proposed use: Warehousing.

5. Boundary and Topography shown is from field survey completed on 7 September 1983.

6. Employee parking provided on adjoining lands of owner/developer.

ZONE BULK TABLE

USE: ZON. A, NO. 3	MIN. SITE AREA	MIN. LOT WIDTH	FRONT YARD	SIDE YARD(S)	REAR YARD	FLOOR AREA RATIO	MAX. BLDG. HGT.
Required	80,000 s.f.	200'	100'	50/110'	50'	0.2'	*11.55'
Provided	84,500 s.f.	240'	40'	50/34'	255'	0.195'	35'
Variances Requested	0 s.f.	0'	60'	25'	0'	0'	23.45'

*4"/ft. to nearest sideline (0.33' x 35.0' = 11.55')

